

Seattle Municipal Code

Chapter 23.73 PIKE/PINE OVERLAY DISTRICT

Sections:

Subchapter I Establishment of Overlay District

23.73.002 Purpose and intent.

23.73.004 Pike/Pine Overlay District established.

23.73.006 Application of regulations.

Subchapter II Use and Development Standards

23.73.008 Uses.

23.73.010 Development standards.

Subchapter I Establishment of Overlay District

SMC 23.73.002

Purpose and intent.

The purpose of this chapter is to implement Resolution 28657, calling for development of the Pike/Pine Overlay District in order to preserve and enhance the balance of residential and commercial uses, by encouraging residential development and discouraging large, single-purpose commercial development.

(Ord. 117514 Section 3 (part), 1995.)

SMC 23.73.004

Pike/Pine Overlay District established.

There is hereby established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Pike/Pine Overlay District as shown on the Official Land Use Map, Chapter 23.32, and Exhibit 23.73.004 A.

(Ord. 120004 Section 5, 2000; Ord. 118414 Section 55, 1996; Ord. 117514 Section 3 (part), 1995.)

SMC 23.73.006

Application of regulations.

Land which is located within the Pike/Pine Overlay District, as shown on Exhibit 23.73.004 A[PICTURE] , is subject to the regulations of the underlying zones unless specifically modified by the provisions of this chapter. In the event of a conflict between

the provisions of this chapter and the underlying zone, the provisions of this chapter apply. In the event of a conflict between the provisions of this chapter and Chapter 23.69, Major Institution Overlay District, the provisions of Chapter 23.69 apply.

(Ord. 117514 Section 3 (part), 1995.)

Subchapter II Use and Development Standards

SMC 23.73.008

Uses.

A. Drive-in businesses are prohibited in the Pike/Pine Overlay District.

B. Uses at Street Level.

1. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade along the following streets:

East Pike Street;

East Pine Street; and

East Union Street, east of Broadway.

2. Residential uses may not exceed, in the aggregate, twenty (20) percent of the street-level street-facing facade along streets not listed in subsection B1 above, except that there is no limit on the location of residential uses in structures meeting the following conditions:

a. The structure is located in an NC zone with a height limit of sixty-five (65) feet or more;

b. At least forty (40) percent of all units are rented to households at rents not exceeding thirty (30) percent of sixty (60) percent of the median income; and

c. Applicants demonstrate compliance with the condition in subsection B2b for the life of the building.

C. Nonresidential Use Limit. In all structures greater than thirty (30) feet in height, gross floor area in nonresidential use is limited to the lesser of fifty (50) percent of the structure's gross floor area, or the total gross floor area of the first two (2) stories of the structure.

(Ord. 122311 , Section 92, 2006; Ord. 121476 Section 16, 2004; Ord. 120004 Section 6, 2000; Ord. 118414 Section 56, 1996; Ord. 117514 Section 3 (part), 1995.)

SMC 23.73.010

Development standards.

A. Height Exception for Mixed Use Structures.

1. In zones with a sixty-five (65) foot height limit, the Director may permit the height of the structure to exceed the height limit of the zone by up to four (4) feet, only if the residential use and either the nonresidential use or the live-work units are located in the same structure and subject to the following:

- a. The nonresidential use or live-work unit at street level requires a floor to ceiling height that exceeds thirteen (13) feet floor to ceiling to support business operations; and
- b. The additional height will not permit an additional story to be built beyond what could be built under a sixty-five (65) foot height limit if a floor to ceiling height of more than thirteen (13) feet were not needed to support street-level nonresidential uses.

B. Residential Amenity Space.

1. Residential Amenity space is not required for structures existing as of April 1, 2000, that are repaired, renovated or structurally altered to the extent permitted by the development standards of the Land Use Code, provided that street facing facades are retained and fifty (50) percent or more of the gross floor area is retained.

2. Residential Amenity space is not required for new construction, when affordable housing that meets the following criteria is provided by a nonprofit organization:

- a. At least forty (40) percent of the units are rented to households at annual rents not exceeding thirty (30) percent of sixty (60) percent of the median income; and
- b. Applicants demonstrate compliance with these income criteria for the life of the building.

3. Existing residential uses that meet the residential amenity requirements of Section 23.47A.024, Residential amenity standards, may eliminate residential amenity space, provided they comply with the requirements of Section 23.73.010 B2.

C. Parking.

1. Required Parking. The minimum number of off-street parking spaces required for multifamily structures and live-work units is specified in Section 23.54.015, Required parking.

2. Location of Parking. Parking for residential uses shall be provided on the same lot as the principal use. Parking for nonresidential uses and live-work units may be located on the lot or built into or under the structure or within eight hundred (800) feet of the lot on which the use is located. When parking is provided on a lot other than the lot of the use to which it is accessory, the provisions of Section 23.54.025, Parking covenants, shall apply.

(Ord. 122311 , Section 93, 2006; Ord. 121196 Section 28, 2003; Ord. 120004 Section 7, 2000.)

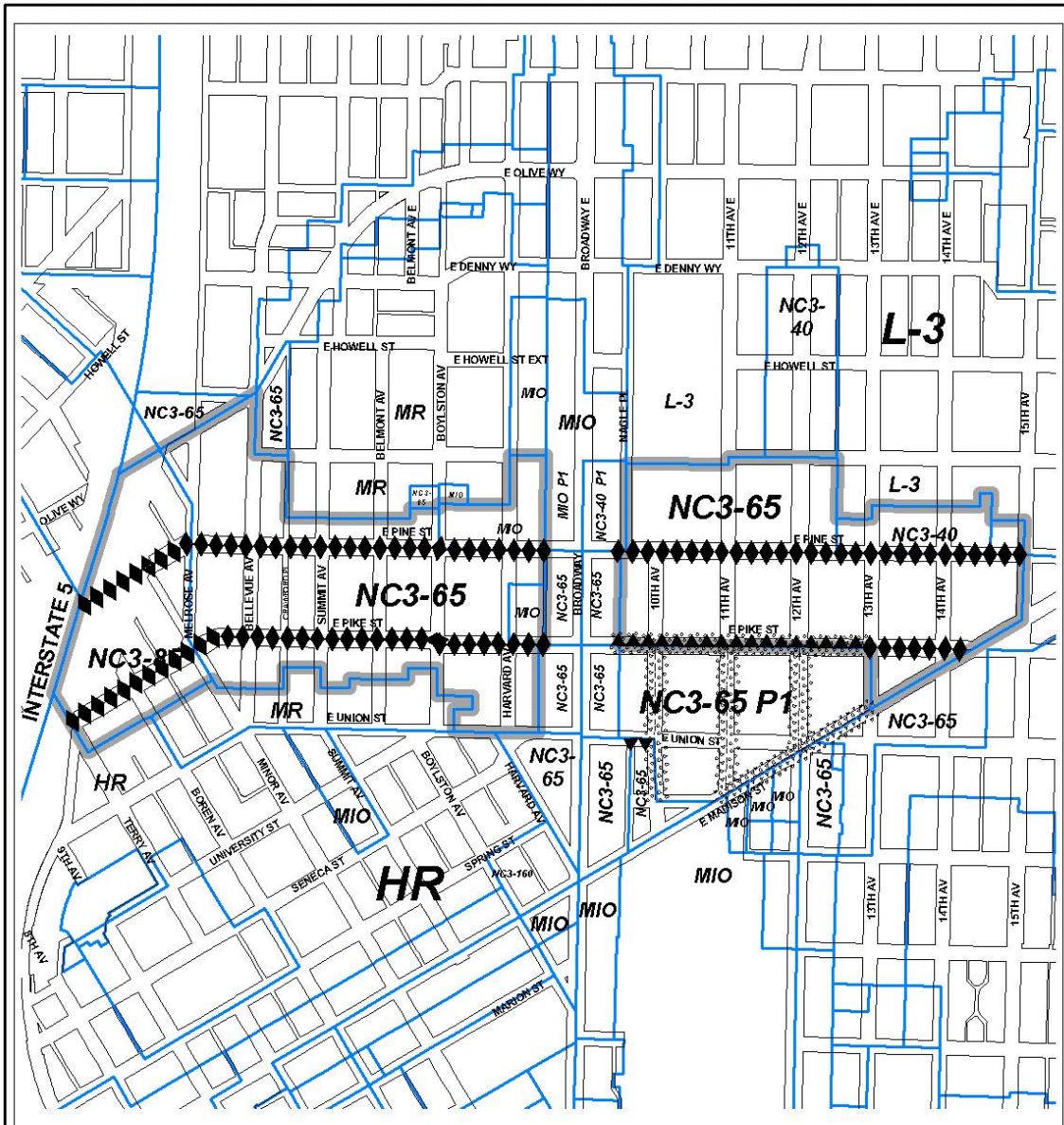


Exhibit 23.73.004A Pike/Pine Overlay District

300 0 300 Feet



Legend

- Principal Pedestrian Streets
- Pike/Pine Overlay District
- Existing Zone Boundaries
- Blocks

Commercial Uses Required at Street Level on:

- Both Sides of Street
- North Side Only
- South Side Only

No warranties of
any sort, including
accuracy, fitness,
or merchantability
accompany this
product.

Copyright 2000,
City of Seattle

Prepared 2/20/2000
DCLU-GIS